

# 6 TALL TREES

BAUNTON LANE, STRATTON, CIRENCESTER, GLOUCESTERSHIRE





Cirencester 0.9 miles, Cheltenham 14 miles, Swindon 20 miles, Oxford 38 miles, Kemble Station 7 miles (London Paddington about 69 minutes)  
(All distances and times are approximate)

## A wonderful detached family house with south facing gardens, double garage and parking

**Ground Floor:** Entrance Hall • Sitting Room  
Kitchen/Breakfast Room • Family Room • Study  
Utility Room • Cloakroom

**First Floor:** Main Bedroom with Bath and Shower Room  
Guest Bedroom with Shower Room  
Two Further Double Bedrooms • Bathroom

**Outside:** Double Garage • Off Road Gravel Parking  
Generous Rear Garden • Patio Terrace • Garden Office



### Cirencester Office

43/45 Castle Street, Cirencester, Gloucestershire, GL7 1QD

T 01285 883740

E [cirencester@butlersherborn.co.uk](mailto:cirencester@butlersherborn.co.uk)

[www.butlersherborn.co.uk](http://www.butlersherborn.co.uk)

### The London Office

40 St James's Place, London, SW1A 1NS

T 0207 839 0888

E [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)

[www.tlo.co.uk](http://www.tlo.co.uk)





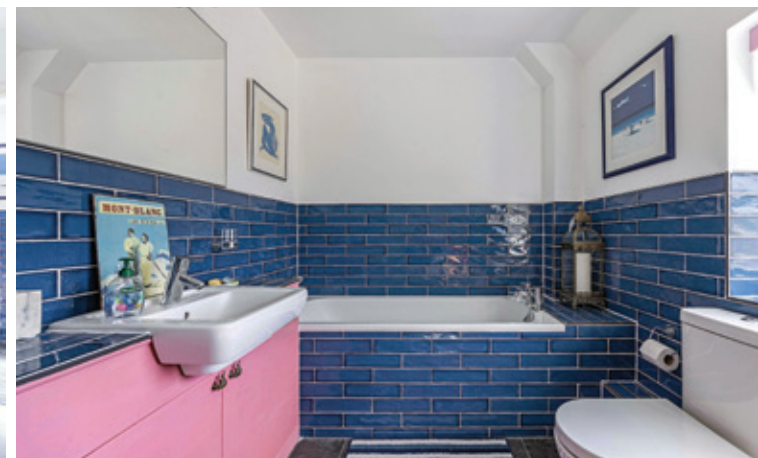


## DESCRIPTION

Built in 2012 and offered to the market for the first time since 2018, 6 Tall Trees is an impressive detached family home combining modern design with excellent living space. Positioned in a sought-after location on the edge of Cirencester, the property provides versatile accommodation extending to about 2,235 sq ft, with a further 427 sq ft of garaging and a garden office.

The ground floor flows well for family life and entertaining. The front door opens into a spacious central entrance hall. The sizable sitting room with fireplace and wood burning stove forms the heart of the home, complemented by a family room and a separate study. The large kitchen/breakfast room with central island, opens to the garden, is well equipped and supported by a utility room. There is potential to extend at the rear to link the kitchen to the sitting room, subject to necessary planning consents.

Upstairs, there are four generous bedrooms, positioned around a galleried landing. The principal bedroom has a bath and shower room, and there is a guest bedroom with an en suite shower room. Two further double bedrooms are complemented by the family bathroom.





The house is screened from the street by stone walling and established hedging. To the rear is a mature garden with a paved terrace for outdoor dining. The garden is mainly laid to lawn and bordered by mature hedging. A double garage provides secure parking and ample storage, while the garden office offers a superb space for working from home. There is gravel off road parking at the front.

## SITUATION & AMENITIES

In Stratton itself there is a shop and post office, two pubs, a village hall, and a primary school as well as Stratton House Hotel and Spa. Known as the capital of the Cotswolds, neighbouring Cirencester is a historic thriving market town with Roman origins and many fine period properties. It provides comprehensive amenities, a hospital, the highly regarded Barn Theatre, weekly Farmer's markets, several supermarkets, plus a large variety of independent shops, boutiques, pubs, and restaurants. A gate to the 2,500-acre Cirencester Park is open during the day and offers fabulous walking. There is a regular bus service at the bottom of the drive and access to wonderful walking from the doorstep.

The larger centres of Cheltenham, Gloucester, Swindon, and Oxford are all within easy reach by car. Good road communications via the A417 dual carriageway for access to Junction 15 of the M4 at Swindon. Direct rail services to London Paddington from Kemble Station.

## SERVICES

Mains water, drainage, gas, and electricity. Gas fired central heating with underfloor heating in the outside office. Air conditioning in the bedrooms and sitting room. Broadband. Security alarm. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).







## TENURE

Freehold

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings are excluded but may be available by separate negotiation.





## LOCAL AUTHORITY

Cotswold District Council

## COUNCIL TAX

Band F

## EPC

Band C

## VIEWINGS

Please telephone Butler Sherborn, Cirencester Office  
T 01285 883740 or The London Office T 0207 839 0888.  
E [cirencester@butlersherborn.co.uk](mailto:cirencester@butlersherborn.co.uk)

## DIRECTIONS (GL7 2AF)

Turn into Tall Trees from Baunton Lane and the property will be found ahead with the drive accessed on the left-hand side.

**what3words:** ///interrupt.achieving.cares

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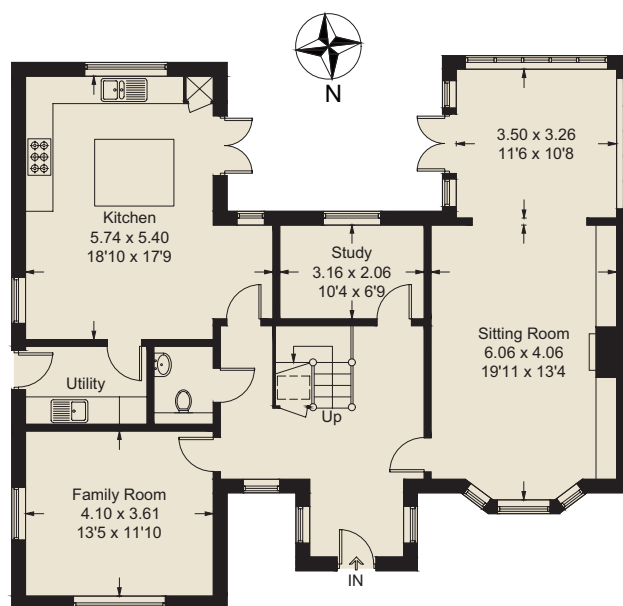
## 6 Tall Trees

Approximate Gross Internal Area = 207.6 sq m / 2235 sq ft

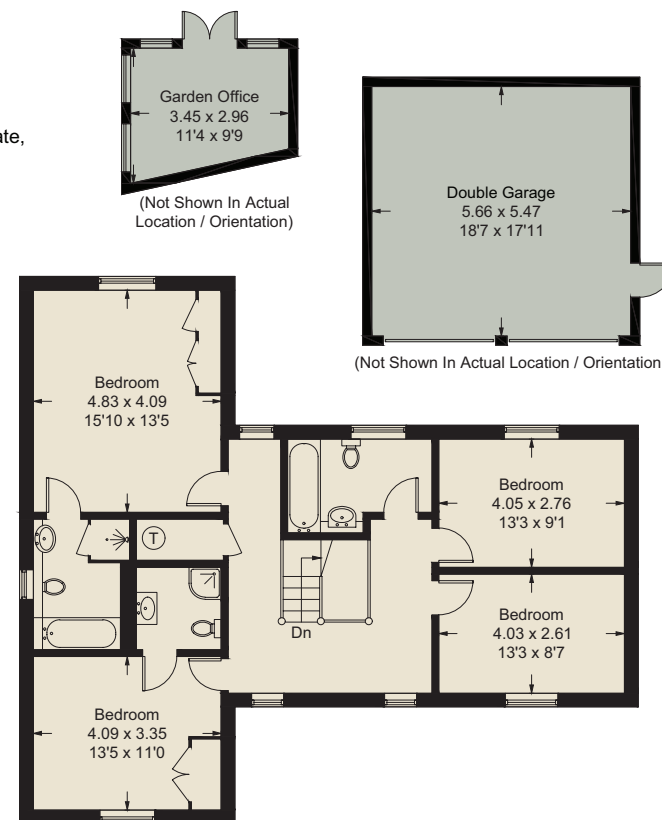
Double Garage / Garden Office = 39.7 sq m / 427 sq ft

Total = 247.3 sq m / 2662 sq ft

Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1237942)



Ground Floor



First Floor

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